

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation.

Director of Planning and Building David Finbow spoke noting the Notice of Public Meeting was advertised in the Enterprise Bulletin and Courier Herald newspapers and posted on the Town's website. David confirmed that no comments were received.

David then reviewed the fees update noting the Town's philosophy is that development should pay for development, and further noted recent consultation with Tunnock Consulting proposed an increase of 8% per annum for Building Permit fees for three years.

David then reviewed the Planning Fee proposal and noted Planning Fees were reviewed in 2009 and 2010 and noted a substantial increase occurred in 2010. David noted the proposed increase is 2.2% to Planning fees.

David then reviewed Engineering Fees and noted in house field inspections commenced in 2008 and at that time the Town commenced billing consultants for time. David noted that currently fees are not yet fully recovering costs.

David then noted fees are suggested to be increased to offset the costs of operating and noted he will report back to the Planning and Building Committee on this issue.

As no one wished to speak Chair McKinlay declared the Public Meeting to be closed.

B.2 Application for Consent (B02-2011) & Zoning By-law Amendment West Part Lot 19, Concession 12 Estate of Nelson Boyd

Chair McKinlay read the Notice of Application for Consent & Public Meeting, noting the Owner of the property is the Estate of Nelson Boyd and the applicant is John Hewgill.

Duncan noted the purpose of this consent is to consider a request to sever a 19.9 hectare vacant parcel on the northern portion of the property; while retaining a 19.8 hectare parcel, containing an existing dwelling (barn to be demolished).

Duncan noted the property is in the Town of The Blue Mountains, and the legal description is West Part Lot 19, Concession 12. Duncan noted the severed parcel has a frontage of 298.7 metres, a depth of 670.6 metres and an area of 19.9 hectares. Duncan noted the retained parcel has a frontage of 158.5 metres, a depth of 670.6 metres and an area of 19.8 hectares.

Duncan noted both parcels have access on an open and maintained County Road (Grey Road 13) and an open and maintained Municipal Road (18th Sideroad).

Duncan confirmed there is no municipal water or municipal sewer available for the retained or severed parcels

Duncan noted the land is also subject to an application for a Zoning By-law Amendment.

Duncan noted all property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

Duncan then read the Notice of Application & Public Meeting to consider a Zoning By-Law Amendment

Duncan noted the Planning Division of the Planning & Building Services Department of the Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment and that the Planning & Building Committee of Council of the Corporation of the Town of The Blue Mountains will hold a Public Meeting for the purpose of considering an Application for a Zoning By-law Amendment.

Duncan noted the purpose of this By-law would be to address a potential condition of Consent on Application B02-2011. The consent application proposes to sever a 19.9 hectare vacant parcel on the northern portion of the property; while retaining a 19.8 hectare parcel, containing an existing dwelling (barn to be demolished). An amendment is required to recognize both the retained and severed parcels as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone; and to establish a building envelope on the severed and retained parcels.

Duncan noted the effect of this By-law would be to establish a new minimum lot area of 19.5 hectares for the severed and retained parcels within the General Rural (A1) Zone; and to establish a building envelope on the severed and retained parcels.

Duncan noted the subject lands of this By-law are owned by the Estate of Nelson Boyd, who has authorized John Hewgill as the Applicant. The subject lands are legally described as West Part Lot 19, Concession 12; Town of The Blue Mountains. These lands are locally described as being located on the east side of Grey Road 13 and on the north side of the 18th Sideroad with a civic address of 236421 Grey Road 13.

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

Duncan noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Clerk then read correspondence received from the Historic Saugeen Metis: Lands and Resources Department, Corporation of the County of Grey Transportation and Public Safety Department, Corporation of the County of Grey Planning and Development Department, Grey Bruce Health Unit, Grey Sauble Conservation Authority, Donald Parks, Bryan Richardson and Kathryn Tompkins, Renee and Carol Teekens.

Planner Bryan Pearce reviewed the Application received and identified the location of the buildings and requirements of the Official Plan being 50 acres, further noting a zoning by-law amendment is required for parcels smaller than 50

acres. Bryan noted submissions received include minimum distance separation and archeological assessment. Bryan noted the land uses on the subject property include agricultural and specialty agricultural.

Councillor Martin questioned if a 20 hectare application could be satisfied through a Committee of Adjustment application, Bryan replying that Council is the approval authority for zoning by-law amendments, and further noted Council can determine building envelopes.

Duncan then questioned the minimum parcel size for specialty agricultural land, Bryan replying 10 hectares, further noting agricultural is a minimum of 40 hectares.

Applicant John Hewgill spoke noting he intends to maintain the property as agriculture, planting a portion of the land in orchard.

Mr. Parks then spoke questioning the location of the entrance on the North parcel, Bryan replying that the entrance would be permitted at the Northern portion of the severed parcel. Mr. Parks then noted Mr. Hewgill could have an issue with the laneway in the proposed location as it is a very steep at that location.

Bryan Richardson, neighbouring land owner, spoke referencing the previous severance off the south-west corner of the subject lands and questioned if a zoning by-law amendment is required because of this previous severance, Director of Planning and Building David Finbow replying yes. Bryan then expressed concern with the location of the proposed entrance on the north portion of the subject lands and possible erosion onto his property citing natural hazards and the slope is close to his property. John Hewgill spoke in response to Mr. Richardson noting the County is recommending an entrance at the southern portion of the bush on the north parcel, further noting the grade improves in this area.

As no one further wished to speak, Chair McKinlay declared the Public Meeting to be closed.

**B.3 Application for Consent (B01-2011)
Part Lot 27, Concession 9
Minnie Sheridan**

Chair McKinlay read the Notice of Application for Consent B01-2011, owner Minnie Sheridan, Agent James Ironside.

Duncan noted the purpose of this consent is to consider a request to sever two parcels which have merged together into one. The application proposes to sever a 20.2 hectare agricultural parcel of land containing an existing residence, barn and outbuildings while retaining a 38.8 hectare vacant agricultural parcel.

Duncan noted the subject lands were previously comprised of two separate lots which 'accidentally' merged on title. This application is seeking to re-create the original two lots along their original boundary lines.

Duncan noted the property is located in the Town of The Blue Mountains, being Part Lot 27, Concession 9. Duncan noted the severed parcel has a frontage of 335 metres and a depth of 610 metres and an area of 20.2 hectares.

Duncan noted the retained parcel has a frontage of 620 metres, a depth of 610 metres and an area of 38.8 hectares.

Duncan noted both parcels have access on an open and maintained County Road (Grey Road 40 and Grey Road 2) with no municipal water or municipal sewer.

Duncan noted all property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

Duncan noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

The Clerk then read correspondence received from the Corporation of the County of Grey, Planning and Development Department, County of Grey Transportation and Public Safety Department and Historic Saugeen Metis: Lands and Resources Department.

Planner Shawn Postma then reviewed the Application noting the titles have merged on the passing of a landowner and the subject Application is to correct the merged titles. Shawn noted the County requires an environmental impact study or that development occur outside the buffer area.

As no one wished to speak Chair McKinlay declared the Public Meeting to be closed.

B.4 Application for Consent (B03-2011) & Zoning By-law Amendment Part Lot 28, Concession 8 Jacqueline Van Strien

Chair McKinlay read the Notice of Application for Consent noting the Owner/Applicant is Jacqueline Van Strien and noted the purpose of this consent is to consider a request to sever a 2.1 hectare rural parcel and add it as a lot addition to an existing 2.1 hectare vacant rural residential lot. A 17.3 hectare parcel containing an existing dwelling will be retained.

Duncan noted the property is in the Town of The Blue Mountains, legal description Part Lot 28, Concession 8, the severed parcel have a frontage of 0 metres, a depth of 137.16 metres, and an area of 2.1 hectares.

Duncan noted the retained parcel has a frontage of 186.15 metres, a depth of 595.45 metres and an area of 17.3 hectares. Duncan noted both parcels have access on an open and maintained County Road (Grey Road 40) with no municipal water or municipal sewer.

Duncan noted the land is also subject to an application for a zoning by-law amendment.

Duncan noted all property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

Duncan noted if a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

Duncan then read the Notice of Application & Public Meeting to Consider a Zoning By-Law Amendment noting the Planning Department of The Corporation of the

Town of The Blue Mountains has received an Application for a Zoning By-law Amendment, and that the Planning Committee of Council of The Corporation of the Town of The Blue Mountains will hold a Public Meeting for the purpose of considering an Application for a Zoning By-law Amendment.

Duncan noted the purpose of this By-law is to address a potential condition of Consent Application B03-2011 that proposes to sever a 2.1 hectare parcel of land and add it through a lot addition to the adjacent vacant rural residential parcel to the south. A 17.8 hectare parcel is proposed to be retained. An amendment is required to the Township of Collingwood Zoning By-law 83-40 in order to recognize a new minimum lot area requirement for both the retained parcel and newly enlarged parcel.

Duncan noted the effect of this By-law is to establish a new minimum lot area requirement of 17.5 hectares and 4 hectares respectively for the retained parcel and newly enlarged parcel.

Duncan noted the subject lands of this By-law are legally described as Part Lot 28, Concession 8; Town of The Blue Mountains.

Duncan noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk then read correspondence from the Corporation of the County of Grey Planning and Development Department, Corporation of the County of Grey Transportation and Public Safety Department, Historic Saugeen Metis: Lands and Resources Department and Grey Sauble Conservation Authority.

Planner Shawn Postma reviewed the Application noting the application proposes to sever a 2.1 hectare rural parcel and add it as a lot addition to an existing 2.2 hectare vacant rural residential lot.

Shawn then referenced the setbacks from watercourses requested by Grey Sauble Conservation Authority.

Chair McKinlay then questioned if the subject property is within the specialty crop designation, Shawn replying there are specialty crop lands on the property, noting the rear half of the property is designated specialty crop. Shawn then noted the proposed lot line is respectful of the specialty crop border.

As no one further wished to speak Chair McKinlay declared the public meeting to be closed.

C. Deputation

C.1 OPA 80 – County of Grey

Director of Planning and Building David Finbow introduced Randy Scherzer of the County of Grey to speak regarding Official Plan #80 Policies approved by the Province.

Randy then spoke providing clarification on OPA#80 and reviewed the history of OPA #80 noting it was adopted by County Council on March 3, 2009 and approved by the Province on February 14, 2011 with modifications.

Randy noted the Province modified Agricultural-Related Uses/Secondary Uses, noting secondary uses allow for further opportunity such as home occupations, small scale criteria, further noting economic development is still permitted for farmers for small scale criteria.

Randy then spoke regarding Wineries noting the Province modified Specialty Agriculture to include wineries but noted a majority of the grapes required to operate a winery would have to be grown on the property, but further indicated a portion of the grapes could be brought to the site for production.

Randy then reviewed Housing Policies approved in OPA#80 noting the Province approved the Housing Policies as drafted by the County and noted the Province suggested the County undertake a Housing Needs Study in 2010 to assess the existing supply and demand of affordable and social housing in the County.

Randy noted a consultant was retained to recommend short term policies and to address existing and future housing needs in the County. Randy then reviewed the summary of the short-term policies and strategies recommended by the consultant.

Randy noted OPA#80 is not yet enacted and noted three appeals have been received by the Province. Randy noted the County will be asking the Board to approve the portions of OPA#80 that are not under appeal.

Councillor Martin then spoke referencing wineries and questioned what is consistent with the Provincial Policy Statement, Randy replying limiting commercial uses in the agricultural areas, further noting commercial uses should be secondary to agricultural use. Randy then noted wineries are permitted when the first use is growing grapes and the second use is a winery.

Michael then questioned the definition of social housing, Randy replying affordable housing is for working families, social housing is for families that cannot find work.

Councillor Gamble then spoke noting residents in the agricultural community struggle and need to be able to set up another manner of making money in the rural areas.

Duncan then spoke noting agricultural land needs to be agricultural use first and will allow secondary uses, Randy noting the County accepted and the Province approved "small scale uses" to agricultural uses.

Chair McKinlay then thanked Randy Scherzer for attending this evening's Planning and Building Committee Meeting. Duncan noted there are still a number of public meetings and open houses to go through.

C.2 Blue Mountain Watershed Trust Foundation – Peer Review of Environmental Studies – Terrasan

Don Kerr of the Blue Mountain Watershed Trust Foundation ("BMWTF") spoke regarding environmental peer reviews in The Blue Mountains noting BMWTF requests that the Town use the Conservation Authority and the Niagara Escarpment Commission, if applicable, to allow for consistent decisions, noting private reviewers are conscious of the perceived desires of its client and believes it to be a waste of resources to duplicate peer reviews when the Conservation Authority are available. Don noted The Blue Mountains should support Conservation Authorities to protect natural habitats.

Chair McKinlay then thanked Don for his presentation.

Moved by: R.J. Gamble Seconded by: Michael Martin

THAT the request of the Blue Mountain Watershed Trust regarding Peer Review of Environmental Studies be referred to Staff for consultation with the County of Grey; and

THAT Staff report back to the Planning and Building Committee following consultation with the County, Carried.

D. Staff Reports as circulated

D.1 Building Permit Statistics – March 2011 – B.11.21

Councillor Gamble spoke questioning why the revenue is less than last year's revenue at this time, Director of Planning and Building replying that the fees are based on the area of the building not the value.

Moved by: R.J. Gamble Seconded by: Michael Martin

THAT Council receive Staff Report B.11.21 "Permit Statistics – March 2011" for information purposes, Carried.

D.2 Operational Review of the Building Services Division – B.11.15 (This report was tabled at the meeting of April 4, 2011)

Director of Planning and Building David Finbow reviewed the Report and the history of the Town's Ontario Building Code Program Review noting Tunnock Consulting was retained to carry out the review.

David then reviewed the Building Permit fee review and the four recommendations made by Tunnock Consulting, including eliminating flat fees, increase partial payment from \$1,000 to \$2,000, and hourly fees charged to reflect actual costs.

David then reviewed the Operational Reviews and noted 16 recommendations were made by Tunnock Consulting, including training and development, job description modifications, staffing levels, modifications to code of conduct, operational policy modifications, prescribed forms, electronic applications, customer/counter coverage, succession planning, budget preparation and annual report. David noted all recommendations are subject to necessary budget approval.

David then reviewed the current staffing levels noting there are currently 3¾ positions in the Building and By-Law work group. David noted matters will come forward as needed, such as fees or matters subject to budget approval.

Councillor Gamble then spoke noting the report includes a lot of detail and dwells on the historical data, not the current trends, further noting we need to continue to review costs.

Bob then noted it is difficult to tell if building will improve in the near future, further noting there will not likely be any large development in the near future. Bob noted Council and Staff need to recognize costs and noted we need to see an increase in building activity.

E. Minutes - Receive/Adopt

E.1 Committee of Adjustment – February 17, 2011.

Moved by: Michael Martin Seconded by: R.J. Gamble

THAT the Committee of Adjustment Minutes of February 17, 2011 be received by the Planning and Building Committee, Carried.

F. Discussion

F.1 Planning & Building Services Budget Process.

Director of Planning and Building David Finbow then spoke referencing the Infrastructure and Recreation Committee minutes noting he will review the By-Law and Animal Control services levels and further noted he is open to recommendations from the Committee on service levels.

Councillor Gamble then spoke noting each Committee needs a strong service level review from each Department Head with suggestions for improvements.

David then noted By-Law and Animal Control will be brought forward for discussion at the June Planning and Building Committee Meeting

G. Next Meeting Date

June 6, 2011

H. Adjournment

Moved by: R.J. Gamble Seconded by: Michael Martin

THAT this Planning & Building Committee meeting does now adjourn, Carried.